



August 18, 2016

Mr. Gianni Lodi, Supervisor  
Planning Legislation Unit  
**Miami-Dade County Department of  
Regulatory and Economic Resources**  
111 NW 1 Street, Suite 1100  
Miami, Florida 33128-1972



VIA E-MAIL

**Re: Hearing # 16-072**  
**Applicant: Fillmore & Lincoln LLC, a Florida limited liability company**  
**18626 N.E. 24<sup>th</sup> Place, Miami, FL 33180-2734 ("Property")**

Dear Mr. Lodi:

Please accept this Revised Letter of Intent for the above-referenced Property. The requests are for an amendment to the Standard Urban Center District Regulations as follows:

- (1) change the designation of the subject property from Residential-Modified (RM) to Mixed Use (MC) within the OJUS Urban Area District (OUAD).*
- (2) change the allowed density from a range of 12-36 units/acre net to a maximum of 36 units/acre net.*

As you know, this firm represents Fillmore & Lincoln LLC., a Florida limited liability Company (the Property owner and "Applicant"). In addition to the Property which is the subject matter of this application, Applicant owns two adjacent parcels already designated MC located at 18606 N.E. 24<sup>th</sup> Place with frontage on the north side of Miami Gardens Drive. Applicant contemplates unifying title on all parcels this once it is under the same land use designation.

The Property is vacant land. Its present zoning classification is RM (residential modified), but it is immediately abutting on the south side two parcels designated MC (mixed use corridor.) Immediately to the north of the Property, across N.E. 187<sup>th</sup> Street, is a parcel which was re-designated RM, this past December. By Ordinance Z15-018, Applicant TH Aventura LLC received approval to change the property's designation from R, Residential to RM, Residential Modified which permits a density range from 6-13 units to 12-36 units/acre net ("TH Aventura Property"). To reiterate the rationale for granting

**LYNN M. DANNHEISSER, LLC**

3152 Gifford Lane · Miami, Florida 33133 · Phone: 305-441-0222 · Fax: 305-397-0955 · Email: [lynn@dannheisser-law.com](mailto:lynn@dannheisser-law.com)

Mr. Gianni Lodi  
August 18, 2016  
Page 2

this request for land use intensification, is to recognize the BCC's action, following Staff's recommendation, that this area proximate enough to Miami Gardens Drive, and other institutional and mixed use developments, that it was ideally suited for "higher density due to the transitional nature of the area." The TH Aventura Property land use change creates for this Property the perfect buffer and transitional zone to protect the residential further to the north and gives proper justification for the Property in question to be unified with the properties owned by the same owner to the south (and adjacent to Miami Gardens Drive) to create a unified mixed use commercial use.

Creating unification of land use (MC) and title with the abutting properties to the east will easily create a greater likelihood of quality, cohesive redevelopment to the area. The Applicant is happy to work County staff in reviewing the existing regulations and will offer any assistance requested in preparing an ordinance amending those sections of the OUAD only as they may apply to the subject property of this application.

We believe that the land use change from RM to MC on this Property, if granted, will permit the Applicant to continue the planning momentum created by these new Urban District regulations and, through responsible redevelopment, enhance the overall quality of life in the OJUS Urban Center District. Thank you for your kind consideration of this Application.

Yours truly,

  
Lynn M. Dannheisser

LMD/ld



HEARING NUMBER: 16-072

APPLICANT NAME: Fillmore & Lincoln, LLC

The applicant is requesting to update the Land Use Regulating Plan of the Ojus Urban Area District (OUAD) in order to change the designation of the subject property from RM, Residential Modified, to MC, Mixed-Use Corridor, and to change the allowed density from a range of 12 to 36 units/acre net to a maximum density of 36 units/acre net.

LOCATION: 18626 NE 24 Place, Miami-Dade County, Florida.

SIZE OF THE PROPERTY: +/- 0.25 ACRES

Hearing will be held at the Miami-Dade County –  
Stephen P. Clark Center  
Board of County Commissioners Chambers  
111 NW 1<sup>ST</sup> Street, 2<sup>ND</sup> Floor  
Miami-Dade County, Florida

Board Of County Commissioners  
Date 10/20/16  
Tuesday  
Time 9:30 AM

